

D.C. OFFICE OF THE TENANT ADVOCATE

***D.C. COUNCIL PERIOD 21
TENANT RIGHTS AND RENTAL HOUSING-RELATED LEGISLATION***

Below is a tracking chart for tenant rights and rental-housing related legislation introduced during the two-year period of the D.C. Council (Period 21) that began on January 1, 2015, and will end on December 31, 2016.

This tracking chart also includes links to the full text of the legislation as introduced, if it is available on the D.C. Council's website (<http://dccouncil.us/>).

For periodic updates, visit ota.dc.gov and click the “**Services**” tab; then the “**Policy Advocacy**” link; then “**Legislative Tracking Charts and Weblinks**”; then “**Weblinks DC Council Period 21.**” To learn more about the legislative process, go to “How a bill becomes a law” under the “Policy Advocacy” tab.

Legislative Abbreviations

B =	Bill
A =	Act
L =	Law
PR =	Proposed Resolution
R =	Adopted Resolution

Committee Print	= Bill that is “Marked-up”
Engrossed bill	= Bill approved at “First Reading”
Enrolled bill	= Bill approved on “Second Reading”

Organization of the DC Council for Period 21
Committee: Committee Chairperson / other Committee members

COW = Committee of the Whole: **Mendelson** / all other Councilmembers
HCD = Housing and Community Development: **Bonds** / Nadeau, Silverman, May, R. White (preceded by Orange)
FR = Finance and Revenue: **Evans** / Grosso, McDuffie, Silverman, R. White (preceded by Orange)
HHS = Health and Human Services: **Alexander** / Cheh, Grosso, Nadeau, May
J = Judiciary: **McDuffie** / Bonds, Cheh, Evans, May
TE = Transportation and the Environment: **Cheh** / Allen, Evans, McDuffie, Todd
E = Education: **Grosso** / Alexander, Allen, Bonds, Todd
(BSCA) = Business Consumer and Regulatory Affairs: **Orange** / Allen, Nadeau, Silverman, Todd) **

** As of September 20, 2016, BSCA was divided into the following four subcommittees:

Subcommittee: Subcommittee Chairperson / other Subcommittee members

BC = Boards and Commissions: **Todd** / Allen, Nadeau, Silverman, R. White
LBDU = Local Business Development and Utilities: **Allen** / Nadeau, Silverman, Todd, R. White
CA = Consumer Affairs: **Nadeau** / Allen, Nadeau, Todd, R. White
W = Workforce: **Silverman** / Allen, Nadeau, Todd, R. White

This list is periodically updated to include introductions of legislation of interest to the tenant community, and the progress of these bills through the legislative process. If you have any questions or concerns about any rental housing legislation or rulemaking, please contact the **OTA's Legislative Director Joel Cohn** at (202) 719-6568 or at joel.cohn@dc.gov, or **OTA's Legislative and Regulatory Counsel Umar Ahmed** at (202) 719-6575 or at umar.ahmed@dc.gov.

Legislation #/referral	Name	Introduced by/date	Summary	Hearing date	Status / Resolution# / Act# / Law#: Effective & Expiration dates	Link to full bill
B21-0054 HCD	Adequate Notice of Affordability Expiration Amendment Act of 2015	Orange, Bonds 2/3/15	This bill amends the Housing Finance Agency establishment act to provide safe and sanitary housing within the financial means of families and persons of low and moderate incomes.	Hearing: 5/21/15	Hearing: 5/21/15	Introduced bill: http://lims.dccouncil.us/Download/33323/B21-0054-Introduction.pdf
B21-0069 BSCA	Construction Codes Harmonization Amendment Act of 2015	Mendelson at the request of the Mayor 02/09/15	This bill amends the District's construction laws to provide for the installation of fire escapes and carbon monoxide detectors, and authorizes the Mayor to adopt fire safety standards and impose various fees or tax liens to regain funds disbursed while repairing unsafe structures that are not owned by the District. The bill also provides for the condemnation and removal of	Hearing: 10/5/15	A21-0355 L21-0118 Effective from: 5/18/16	Enrolled Original: http://lims.dccouncil.us/Download/33368/B21-0069-SignedAct.pdf

			structures or portion of structures, and authorizes the Mayor to take action without notice to the owner of the building if immediate danger is present.			
B21-0070 BSCA	Nuisance Abatement Notice Amendment Act of 2015 Official Law	Chairman Mendelson at the request of the Mayor 2/11/15	Law 21-78 clarifies what is required for a proper posting, by the Department of Consumer and Regulatory Affairs, of a notice of infraction for failure to register a vacant or blighted property. It clarifies that the posting requirement is satisfied by posting the initial vacant or blight determination.	Hearing: 10/5/15	A21-0260 L21-0078 Effective from: 3/9/16	Signed Act: http://lims.dccouncil.us/Download/33378/B21-0070-SignedAct.pdf
B21-0119 HCD	Rent Control Housing Clearinghouse Amendment Act of 2015	Bonds, Cheh, Evans, Grosso, Nadeau, Silverman, McDuffie, Orange, Allen, Alexander, Mendelson 3/3/15	This bill amends the Rental Housing Act of 1985 to require the establishment a streamlined, online portal for the filing of the many forms required of providers of housing accommodations subject to rent control, via a searchable, real-time, online database of all rental housing	Hearing: 3/31/15	Substantially incorporated into Bill 21-0158, the FY 2016 Budget Support Act of 2015 (as approved by HCD)	Introduced bill: http://lims.dccouncil.us/Download/33503/B21-0119-Introduction.pdf

			accommodations subject to the Rental Housing Act of 1985, and to include within the database, a portal with a user-friendly interface that provides information relevant to tenants seeking and living in rent control accommodations.			
B21-0121 HCD	Affordable Housing Act of 2015	Orange, Bonds 3/3/15	This bill provides for a ten year plan to allocate \$100,000,000 annually to increase and improve affordable housing through the issuance of revenue bonds. The bonds are to be allocated for senior housing, low income housing, and housing for the homeless. The bonds shall be secured and payable from monies deposited in the Lottery and Charitable Game Fund. All proceeds from the issuance of the bonds shall be transferred to the Department of Housing and Community Development to finance the renovation, reconstruction, or modernization of affordable housing facilities or capital		Notice of Intent to Act on B21-0121 Published in the District of Columbia Register on: 3/13/15	Introduced bill: http://lims.dccouncil.us/Download/33506/B21-0121-Introduction.pdf

			improvements of affordable housing facilities.			
B21-0146 HCD	Rent Control Hardship Petition Limitation Amendment Act of 2015	Bonds, Silverman, Nadeau, Cheh 3/17/15	This bill limits the amount of a hardship petition conditional rent increase to 5% of the rent charged, and to require that a rent adjustment be repaid by a housing provider to a tenant within 21 days of a conditional increase being amended	Hearing: 5/26/15	Signed with Act Number A21-0553 on: 12/9/16	Signed Act: http://lims.dccouncil.us/Download/33570/B21-0146-SignedAct.pdf
B21-0147 HCD	TOPA Bona Fide Offer of Sale Clarification Amendment Act of 2015	Bonds, Cheh, Nadeau, Silverman, Allen, Evans, Mendelson 3/17/15	This bill requires the owner of a housing accommodation, with 5 or more units, that attempts to sell a property, issue a notice of intent to recover possession, or a notice to vacate for purposes of demolition or discontinuance of housing use, shall give the tenant an opportunity to purchase the accommodation at a price and terms that represent a bona fide offer for sale; states a tenant may challenge the offer presented by an owner as being unfair, and request a determination of the appraised value of the housing accommodation, which shall be	Hearing: 5/26/15	A21-0228 L21-0063 Effective from: 2/26/16	Signed Act: http://lims.dccouncil.us/Download/33571/B21-0147-SignedAct.pdf

			binding on both the owner and the tenant; and requires that only a duly registered tenant organization may exercise a right to challenge an offer and implement the process of obtaining an appraisal.			
B21-158 COW	Fiscal Year 2016 Budget Support Act of 2015	Mendelson 4/2/2015	Fiscal Year 2016 Budget.	Hearing: 5/8/15	L21-0036. Effective from: 10/22/16	Singed Act: http://lims.dccouncil.us/Download/33645/B21-0158-SignedAct.pdf
B21-162 Retained by the Council	Jubilee Maycroft TOPA Notice Exemption Temporary Act of 2015 (Temporary)	Nadeau and Chairman Mendelson 4/14/15	To exempt, on a temporary basis, Jubilee Maycroft, LLC from the notice requirements of the Tenant Opportunity to Purchase Act of 1980 with respect to the real property located at 1474 Columbia Road, N.W., also known as The Maycroft.	Hearing: N/A	L21-0019. Effective from: 7/22/15 Expires on: 3/3/16	Signed Act: http://lims.dccouncil.us/Download/33662/B21-0162-SignedAct.pdf
B21-0173 HCD	Elderly and Tenants with Disabilities Protection Amendment Act of 2015	Orange, Bonds 4/14/15	This bill lowers the cap on the annual standard rent increase for a unit occupied by an elderly tenant or a tenant with a disability to the Consumer Price Index (CPI-W), the Social Security COLA, or 5% of the	Hearing: 6/29/15	Approved on Final Reading: 12/6/16	Engrossed Original: http://lims.dccouncil.us/Download/33676/B21-0173-Engrossment.pdf

			current rent charged, whichever is least; raises the maximum allowable income of an elderly or disabled person to qualify for an exemption from capital improvement surcharge from \$40,000 to 60% of the area median income for a household of 4 persons with the exception of VAs; establishes the same income threshold for low-income elderly tenants and low-income tenants with disability to qualify for an exemption from rent adjustments pursuant to all other types of housing provider petitions; requires the Rental Housing Commission to publish the maximum rent increase that an elderly tenant or tenant with a disability may be subject to; requires housing providers to notify elderly or disabled tenants of the maximum rent increases they may be charged; simplifies the application process for a tenant to establish elderly or disability			
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			status by for example, permitting filing of the registration form via mail, fax, email, or in person at the RAD; and provides for penalties if a housing provider frivolously or in bad faith challenges a tenant's registration claim.			
B21-0146 HCD	Rent Control Hardship Petition Limitation Amendment Act of 2015	Bonds, Silverman, Nadeau, and Cheh 3/17/15	This bill limits the amount of a hardship petition conditional rent increase to 5% of the rent charged for housing providers with negative net income; and requires that a rent adjustment be repaid by a housing provider to a tenant within 21 days of a conditional increase being amended.	Hearing: 5/26/15	Signed with Act Number A21-0553 on: 12/6/16	Signed Act: http://lims.dccouncil.us/Download/33570/B21-0146-SignedAct.pdf
B21-0177 COW	Prohibition on Single Family Dwelling Conversion Amendment Act of 2015	Orange 4/14/15	As introduced, this bill prohibits the issuance of any building permit that would allow a one-unit or 2-unit residence to be converted into a multi-family dwelling, until the implementation of final regulations by the District of Columbia Zoning Commission pertaining to pop-up construction.	Hearing: N/A	Notice of Intent to Act on B21-0177 Published in the District of Columbia Register: 4/24/15	Introduced bill: http://lims.dccouncil.us/Download/33680/B21-0177-Introduction.pdf

B21-0208 COW	Heat Wave Safety Emergency Amendment Act of 2015	Cheh 5/28/15	This bill amends, on an emergency basis, the Retail Electric Competition and Consumer Protection Act of 1999 to prohibit the electric company from disconnecting residential electric service when the heat index is forecasted to be 95 degrees F. or above.	Hearing: N/A	Act 21-0082 Expires on: 9/15/15	Singed Act: http://lims.dccouncil.us/Download/33831/B21-0208-SignedAct.pdf
B21-0209 COW	Heat Wave Safety Temporary Amendment Act of 2015	Cheh 5/28/15	See B21-0208 above.	Hearing: N/A	A21-0097 Law L21-0025 Effective from: 9/23/15 Expires on: 5/5/16	Signed Act: http://lims.dccouncil.us/Download/33832/B21-0209-SignedAct.pdf
B21-0222 COW	TOPA Bona Fide Offer of Sale Clarification Emergency Amendment Act of 2015	Bonds 6/2/15	This bill amends, on an emergency basis, the Rental Housing Conversion and Sale Act of 1980, to clarify that a bona fide offer of sale for a housing accommodation with 5 or more units, for purposes of demolition or discontinuance of housing use, made in the absence of an arm's length	Hearing: N/A	A21-0095 Expires on: 9/23/15	Signed Act: http://lims.dccouncil.us/Download/33874/B21-0222-SignedAct.pdf

			third-party contract, is based on current, applicable, matter-of-right zoning regulations or laws, or by an existing right to convert to another use; further, the offer may take into consideration, but cannot exceed, the highest and best use of the property; and to establish the right of a tenant organization to a determination of the appraised value of a housing accommodation under certain circumstances.			
B21-0223 COW	TOPA Bona Fide Offer of Sale Clarification Temporary Amendment Act of 2015	Bonds 6/2/15	See B21-222	Hearing: N/A	A21-0098 Law 21-0026 Effective from: 9/23/15 Expires on: 5/5/16	Signed Act: http://lims.dcco.uncil.us/Download/33875/B21-0223-SignedAct.pdf
B21-0241 BSCA	Heat Wave Safety Amendment Act of 2015 (now known as "Extreme Temperature	Cheh and Mendelson 6/3/15	Law 21-82 prohibits the electric company from suspending residential electric service when the heat index is forecasted to be 95 degrees Fahrenheit or above. Electric or gas companies are prohibited	Hearing: 10/15	Law L21-0082 Effective 3/9/16	Singed Act: http://lims.dcco.uncil.us/Download/33921/B21-0241-SignedAct.pdf

	Safety Amendment Act of 2015")		from suspending services if the temperature is 32 degrees Fahrenheit or below. Neither the electric company nor the gas company can disconnect residential electric service during the day preceding, and the day of a forecast of extreme temperature. If the forecast precedes a holiday or weekend residential services shall not be disconnected on any day during the holiday weekend.			
B21-291 BSA	DCRA Infractions Fine Increase Regulation Amendment of 2015	Nadeau, Silverman, Allen, and Todd 6/30/15	As introduced, the legislation doubles the fine amounts for DCRA infractions, including fines related to: Housing Inspection, Building Inspection, Rental Accommodations and Conversion, Fire Protection, Zoning and Vacant Property. The realized revenue shall be deposited in the General Fund of the District of Columbia.	Hearing: 7/14/16	Committee Mark-up of B21-0291: 11/16/16	Introduced bill: http://lims.dccouncil.us/Download/34176/B21-0291-Introduction.pdf
B21-316 FR	Safe at Home Act of 2016	Allen, Bonds, and Evans 7/14/15	As introduced, this bill establishes a tax credit for the cost of installing accessibility modifications for a person with	Hearing: 10/27/15	L21-0168 Effective from: 11/26/16	Signed Act: http://lims.dccouncil.us/Download/34279/B21-

			mobility impairment or other physical disability, to improve accessibility in residential housing. It requires the Mayor to establish a Home Accessibility Modification Grant Program providing individual nontaxable grants of up to \$10,000 and establishes the eligibility requirements for the program. The credit allowed shall not exceed the lesser of 50% of the total amount expended or \$5,000 for the installation of the accessibility modification. This bill applies to tenants as well as owners provided the tenant obtains a statement by the landlord expressly permitting the proposed home modification.			0316-SignedAct.pdf
B21-0323 J	Carbon Monoxide Detector Amendment Act of 2015	Alexander, McDuffie, Todd, Bonds, Cheh, and Allen 7/14/15	As introduced, this bill requires owners of dwelling units, hotels, motels, and hospitals to install carbon monoxide detectors within 3 years of the effective date of the bill's passage. It specifies that the carbon monoxide detector shall	Hearing: N/A	Notice of Intent to Act: 7/14/15	Introduced bill: http://lims.dccouncil.us/Download/34288/B21-0323-Introduction.pdf

			be capable of detecting carbon monoxide and emitting an audible signal. The carbon monoxide detector must be of a type approved by the Mayor.			
B21-0328 COW	Disposition of District Land for Affordable Housing Clarification Amendment Act of 2015	Bonds, Silverman, and Nadeau 7/14/15	As introduced, it amends an act authorizing the sale of certain real estate in the District of Columbia to clarify that the affordable housing requirements of the act apply to the closing of streets and alleys.	Hearing: 10/8/15	Hearing: 10/8/15	Introduced bill: http://lims.dccouncil.us/Download/34294/B21-0328-Introduction.pdf
B21-0352 HHS	Advancing Year Round Access to Shelter Policy and Prevention of Homelessness Amendment Act of 2015	Mendelson 9/18/15	This bill amends, on an emergency basis, the Homeless Services Reform Act of 2005 to authorize the Mayor to place a family that does not have a safe-housing alternative in a temporary interim eligibility placement pending a determination of eligibility for shelter and an assessment of the supportive services necessary to assist the family in obtaining sustainable permanent housing, to authorize the Mayor to provide shelter to a family in a private	Hearing: Final reading: 12/01/15	A21-0251 L21-0075 Effective from: 2/27/16	Signed Act: http://lims.dccouncil.us/Download/34470/B21-0352-SignedAct.pdf

			room meeting certain minimum standards and constructed for the purpose of closing the District of Columbia General Family Shelter, to add an expedited appeals process for a family that is denied eligibility for shelter following an interim eligibility placement, and to provide that a family may continue in an interim eligibility placement pending the outcome of an appeal of a denial of eligibility for shelter.			
B21-413 BSCA	Short-Term Online Rental Marketplace Rental Procedures and Safety Act of 2015	Orange 9/22/15	This bill imposes new regulations on short-term rental businesses that market to prospective consumers through online websites or applications. It includes provisions that prohibits the operation of short-term rental properties without a permit from the Department of Consumer and Regulatory Affairs (DCRA), prohibits the rental of affordable housing	Hearing: N/A	Withdrawn on: 11/03/15	Introduced bill: http://lims.dccouncil.us/Download/34608/B21-0413-Introduction.pdf

			or rent-controlled properties, requires various inspections before a unit can be rented, and sets requirements for the permit application and application process.			
B21-414 BSA	Short-term Rental Regulation and Housing Protection Amendment Act of 2015	Orange 9/22/15	This bill establishes a new division and supporting fund within the Department of Consumer and Regulatory Affairs (DCRA), the Special Enforcement Division, and the Special Enforcement Fund, respectively. The bill specifies the duties of the division, establishes professional requirements for staff of the division and enforcement procedures, requires the chief investigator to prepare and submit budget estimates to the Director, and authorizes the Mayor to issue rules to	Hearing: N/A	Notice of Intent to Act on B21-0414 Published in the District of Columbia Register: 10/9/16	Introduced bill: http://lims.dccouncil.us/Download/34609/B21-0414-Introduction.pdf

			implement its provisions. The bill also issues new licensing and regulation requirements for short-term rental operators.			
B21-417 FR	First-time Homebuyer Tax Benefit Amendment Act of 2015	Grosso, Bonds, Evans 10/6/15	This bill establishes a first-time homebuyer tax benefit for residents who have never owned residential real property or an economic interest in a cooperative unit in the District of Columbia. The property must also be the principal residence of the grantee. There are other conditions based on whether the transaction involves a purchase money mortgage or purchase money deed of trust.	Hearing: 2/10/16	Approved on Final Reading 12/20/16	Engrossed bill: http://lims.dccouncil.us/Download/34615/B21-0417-Engrossment.pdf
B21-420 HCD	Residential Lease Amendment Act of 2015	Cheh 10/6/15	This bill prohibits housing providers from requiring tenants to pay fees for services or usage of facilities in excess of the maximum allowable rent; allows a housing provider	Hearing: 12/7/15	Signed with Act Number A21-0566 on: 12/7/16	Signed Act: http://lims.dccouncil.us/Download/34618/B21-0420-SignedAct.pdf

			permission to enter a rental unit only with reasonable notice (at least 48 hours), during a reasonable time (9 am – 5 pm, except Sundays and federal holidays), and for a reasonable purpose (directly related to a housing providers duty to maintain safety, to inspect, to repair, to maintain services, to show the unit to prospective purchasers, mortgagees, tenants, contractor or government entities); requires that a housing provider have an affirmative duty to mitigate damages due to a tenant's breach of a rental agreement; clarifies that a tenant in a month-to-month tenancy is never required to provide more than 30-day notice of the tenant's intention to vacate the premises; restricts the use of lease provisions that require			
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			a tenant to provide more than 30-day notice of a tenant's intention to vacate the premises; requires that the housing provider not unreasonably withhold consent to a tenant wishing to sublease under certain circumstances; and provides for penalties if a housing provider places prohibited terms in a lease in bad faith.			
B21-443 HCD	Condominium Owner Bill of Rights Amendment Act of 2015	Bonds, Cheh, Todd 10/20/15	This bill requires that an officer or member of the executive board shall exercise their powers and duties ethically and in good faith. It establishes a Condominium Association Advisory Council (CAAC), composed of eleven members, to serve as advisors to the Mayor, the Council, and District of Columbia agencies on matters relating to ownership of condominiums in the District of Columbia. It	Hearing: 12/07/2 015	Approved on Final Reading: 12/20/16	Engrossed bill: http://lims.dccouncil.us/Download/34710/B21-0443-Engrossment.pdf

			requires mediation prior to a unit owners' association seeking foreclosure on a unit. It also requires that a Condominium Association Bill of Rights and a copy of the responsibilities of members of the executive board of condominium associations be furnished to purchasers of condominiums.			
B21-466 BSA	Local Business Support Amendment Act of 2015	Grosso 11/3/15	As introduced, this bill establishes a position of Ombudsman in the Department of Small and Local Business Development. The Ombudsman shall, among other things, serve as a liaison between the business community and the District government to assist existing and forming businesses in their procedural relationships with the District of Columbia. The Ombudsman shall serve for a term of 5 years and may be	Hearing: 7/14/16		Introduced bill: http://lims.dccouncil.us/Download/34818/B21-0466-Introduction.pdf

			reappointed. It also allows a basic business license to be issued without a certificate of occupancy and allows the same registered trade name be used for multiple business locations.			
B21-0473 COW	Interim Eligibility and Minimum Shelter Standards Emergency Amendment Act of 2015	Mendelson 11/3/15	This bill amends, on an emergency basis, the Homeless Services Reform Act of 2005 to authorize the Mayor to place a family that does not have a safe-housing alternative in a temporary interim eligibility placement pending a determination of eligibility for shelter and an assessment of the supportive services necessary to assist the family in obtaining sustainable permanent housing, to authorize the Mayor to provide shelter to a family in a private room meeting certain minimum standards and constructed for the purpose of closing the District of Columbia General Family Shelter, to add	NA	A21-0217 Expires on: 2/28/16	Signed Act: http://lims.dccouncil.us/Download/34830/B21-0473-SignedAct.pdf

			an expedited appeals process for a family that is denied eligibility for shelter following an interim eligibility placement, and to provide that a family may continue in an interim eligibility placement pending the outcome of an appeal of a denial of eligibility for shelter.			
B21-481 HCD	Home Purchase Assistance Program Amendment Act of 2015	Bonds, Allen, Todd 11/17/15	This bill makes changes to the District's Home Purchase Assistance Program. It requires the Mayor to review the repayment structure of the Home Purchase Assistance Program and provide additional repayment options for the lowest income loan recipients. Options to be included are a graduated repayment system and the postponement of repayment on individual loans until after the home is sold. The bill also increases the maximum loan	Hearing: 1/7/16	A21-0393 L21-0139 Effective from: 7/1/16	Signed Act: http://lims.dccouncil.us/Download/34876/B21-0481-SignedAct.pdf

			amount to \$80,000 from \$50,000. The Mayor must submit the revised repayment system to the Council within 60 days after the bill becomes effective.			
B21-527 BSCA	Vacant and Blighted Buildings Enforcement Amendment Act of 2015	Allen 12/15/15	This bill amends an act to provide for the abatement of nuisances in DC.	Hearing: 7/14/16	Hearing: 7/14/16	Introduced bill: http://lims.dccouncil.us/Download/35030/B21-0527-Introduction.pdf
B21-598 BSCA	Vacant Property Enforcement Amendment Act of 2016	Silverman, Todd, May, Bonds 2/2/16	This bill amends an act to provide for the abatement of nuisances in DC.	Hearing: 7/14/16	Signed with Act Number A21-0556 on: 12/6/16	Signed Act: http://lims.dccouncil.us/Download/35264/B21-0598-SignedAct.pdf
B21-646 CHCD	Property Rehabilitation for Affordable Housing Act of 2016	McDuffie, Orange 3/1/16	This bill requires the Mayor to establish a program to transform certain vacant, blighted-vacant, condemned, and vacant-true real property into affordable housing accommodations. The bill includes provisions that specifies who the Mayor may	Hearing: 05/16/16	Hearing: 05/16/16	Introduced bill: http://lims.dccouncil.us/Download/35405/B21-0646-Introduction.pdf

			transfer the property to and under what conditions, the development of the property, permitted uses for the property after development, the taxation of the property, and the establishment of a Fund to support the program. The bill requires the Mayor to promulgate rules to implement the act within 180 days of its effective date.			
B21-647 HCD	Rental Housing Late Fee Fairness Amendment Act of 2016	Allen Alexander 3/1/16	This bill limits the amount of late fees a landlord may charge a tenant for unpaid rent. It defines the term "late payment" to mean rent that is unpaid within 10 days of the due date; caps late fees to 5% of the unpaid amount of rent; requires that the late fee be charged only once and correlate to the unpaid amount of rent; and prohibits landlords from assessing late fees unless a written agreement between	Hearing: 5/16/16	L21-0172 Effective from: 12/8/16	Signed Act: http://lims.dccouncil.us/Download/35406/B21-0647-SignedAct.pdf

			the landlord and tenant provides for the imposition of late fees. Finally, it provides for the imposition of a civil fine if its provisions are violated, and up to three times of the excess late fee collected to be transmitted to the tenant from the landlord.			
B21-656 CHCD, BSCA, J	Relocation Expenses Recoupment and Lien Authority Amendment Act of 2016	Nadeau, Silverman 3/1/16	This bill is of particular significance to OTA because it would allow OTA to recoup the cost of emergency housing assistance provided for displaced tenants where the housing provider has not satisfied their obligations regarding maintenance of the rental accommodation. At least four other agencies, such as DCRA, DDOE, DPW, and DC Water, currently have such lien authority.	Hearing: 10/20/1 6	Signed with Act Number A21-0567 on: 12/7/16	Singed Act: http://lims.dccouncil.us/Download/35415/B21-0656-SignedAct.pdf

B21-669 COW	Fiscal Year 2017 Budget Support Act of 2016	Mendelso n 3/24/16	This bill addresses Subtitle H: Home Purchase Assistance Program Loan Amendment Act of 2016. See pdf page 38.	Hearing: 4/29/16	L21-0160 Effective from: 10/8/16	Singed Act: http://lims.dccouncil.us/Download/35482/B21-0669-SignedAct.pdf
B21-689 BSCA	Homeowners Protection from Construction Damage Amendment Act of 2016	Orange, Grosso 4/5/16	This bill increases the penalties for a violation of the District's construction code or zoning regulations...	Hearing: 7/14/16	Hearing: 7/14/16	Introduced bill: http://lims.dccouncil.us/Download/35545/B21-0689-Introduction.pdf
B21-693 FR	Mixed-Use Affordable Housing Property and Deed Transfer and Recordation Tax Exemption Act of 2016	Nadeau, Cheh, Grosso, and Bonds 4/5/16	This bill amends section 47- 1005(a) of the DC Code to provide that affordable housing projects that include a non- residential community use are eligible for the exemptions in that section.	N/A	Notice of Intent to Act: 4/8/16	Introduced bill: http://lims.dccouncil.us/Download/35550/B21-0693-Introduction.pdf
B21-0697 CHCD	Advisory Neighborhood Commissions Omnibus	Bonds, Grosso 04/05/16	This bill amends section 47- 1005(a) of the DC Code to provide that affordable housing projects that include a non-residential community	Hearing: 6/27/16 and 7/6/16	Approved on Final Reading: 12/20/16	Engrossed bill: http://lims.dccouncil.us/Download/35555/B21-0697-

	Amendment Act of 2016		use are eligible for the exemptions in that section. Mandates that great weight require substantive analysis of the validity of each concern identified by a Commission to the government. Increases the length of notice that agencies must provide to Commissions to 45 days. Also expands the scope of the notice.			Engrossment.pdf
B21-0706 J HCD	Fair Criminal Record Screening for Housing Act of 2016	McDuffie and Bonds 4/19/16	This bill assists in the successful reintegration of those with a criminal history by removing barriers to securing adequate housing accommodations; restricts a housing provider's inquiry into a housing applicant's pending criminal accusations or prior convictions until after a conditional offer of housing is made; allows a housing	Hearing: 7/11/16	Approved on Final Reading on: 12/20/16	Engrossed bill: http://lims.dccouncil.us/Download/35646/B21-0706-Engrossment.pdf

			provider to consider an applicant's pending criminal accusation or criminal conviction only if the conviction occurred during the last 7 years and only with respect to specific crimes, to ensure criminal record screening policies achieve substantial, legitimate, non-discriminatory interests; defines housing accommodation, housing provider, and rental unit in the same manner as the Rental Housing Act of 1985; provides exceptions to this prohibition including: where it is required by Federal or District law, or where there are three or less rental units and one is occupied by the owner; establishes penalties ranging from \$1,000 to \$5,000 depending on the size of the accommodation; gives			
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			authority for enforcement to the Office of Human Rights (OHR); places a reporting requirement on OHR; and authorizes the Mayor to issue rules to implement the provisions of this legislation presumably through OHR.			
B21-739 HCD	TOPA Application-Assistance Program Amendment Act of 2016	Bonds 5/3/2016	This bill expands TOPA to include additional funding for pre-application legal and technical assistance....	Hearing: N/A	Notice of Intent to Act: 5/6/16	Introduced bill: http://lims.dccouncil.us/Download/35752/B21-0739-Introduction.pdf
B21-740 J	Rental Housing Accommodation Nuisance Abatement Amendment Act of 2016	Bonds 5/3/2016	This bill permits the United States Attorney for the District of Columbia, the Attorney General for the District of Columbia, or community-based organizations to file an action in the Superior Court of the District of Columbia to stop or prevent health, safety, and security hazards in rental housing accommodations. Specific examples provided in the bill include vermin	Hearing: N/A	Notice of Intent to Act: 5/6/16	Introduced bill: http://lims.dccouncil.us/Download/35753/B21-0740-Introduction.pdf

			infestations, filth and contamination, and inadequate heating and ventilation occurring over a period of at least thirty days.			
B21-839 Retained by the Council	Rent Control Hardship Petition Limitation Temporary Amendment Act of 2016	Bonds 7/12/16	This legislation, on a temporary basis, continues the 5 percent cap on the rent control "hardship petition" conditional rent increase. It also requires that a rent adjustment be repaid by a housing provider to a tenant within 21 days of a conditional increase being amended.	Hearing: N/A	L21-0169 Effective from: 11/30/16 Expires on: 7/13/16	Singed Act: http://lims.dccouncil.us/Download/36251/B21-0839-SignedAct.pdf
B21-0879 J	Expanding Access to Justice Act of 2016	McDuffie, Evans, Bonds, and Silverman 9/20/16	As introduced, this bill establishes a right to counsel in civil cases for those who meet low income criteria whenever fundamental human needs are at risk. It requires the DC Bar Foundation to adopt policies and procedures, issue requests for proposals, and make grants to designated legal services providers for the purpose of creating civil right to counsel projects. The bill also establishes a fund, the	Hearing: 10/19/16		Introduction: http://lims.dccouncil.us/Download/36413/B21-0879-Introduction.pdf

			Establishment of the Civil Right to Counsel Innovation Fund, to fund the provision of legal services to individuals or groups in certain proceedings.			
B21-880 HCD	Rent Concession and Rent Ceiling Abolition Clarification Amendment Act of 2016	Cheh, Silverman, and Bonds 09/20/16	As introduced, this bill prohibits housing providers from preserving all or any part of a rent adjustment for future use and establishes a rule regarding the preservation and implementation of rent concessions. Rent concessions may be preserved and implemented only if the housing provider and tenant enter into a written agreement which includes specific facts about the concession, the agreement is submitted to the Rent Administrator within 30 days of its effective date, and the housing provider files an affidavit with the Rent Administrator upon the expiration of the concession. The affidavit must be contemporaneous with notice to the tenant, and must include	Hearing: 10/19/16		Introduction: http://lims.dccouncil.us/Download/36414/B21-0880-Introduction.pdf

			facts specifying the effective date of the increase, the amount of the rent increase, and notice that the temporarily reduced rent is no longer in effect.			
B21-884 HCD	Rental Housing Affordability Stabilization Amendment Act of 2016	Bonds, Nadeau, Silverman, Cheh, White, and Chairman Mendelson 9/20/16	As introduced, this bill limits an adjustment in rent of a rent controlled unit by a housing provider to not more than 5% unless certain exceptions are approved by the Rent Administrator (appointed by the Mayor). If a unit is occupied by an elderly or disabled tenant the amount of the adjustment shall not exceed the least of the following: an adjustment of general applicability, the most recent annual cost-of-living adjustment of benefits for social security recipients, or five percent of the current rent charged. It also requires housing providers to disclose the rent charged for the rental unit and the amount the rent has increased over the	Hearing: 10/19/16		Introduction: http://lims.dccouncil.us/Download/36418/B21-0884-Introduction.pdf

			preceding 3 years, including the basis for each rent adjustment.			
B21-885 HCD	Four-unit Rental Housing Tenant Grandfatherin g Amendment Act of 2016	Bonds, Silverman, Nadeau, and Cheh 9/20/16	This bill amends the Rental Housing Act of 1985 to grandfather tenants permanently under rent control whose housing accommodation is granted a four-unit exemption to rent control following a TOPA-exempt transfer.	Hearing: 10/19/16	Approved on Final Reading on December 20, 2016.	Enrolled bill: http://lims.dccouncil.us/Download/36419/B21-0885-Enrollment.pdf
B21-0966 /B21-0967 COW	At-Risk Tenant Protection Clarifying Emergency/Temporary Amendment Act of 2016	Bonds 12/6/16	This legislation clarifies that the Office of the Attorney General is authorized to petition the Superior Court to issue temporary or permanent injunctions against housing providers that violate certain consumer protection laws that protect tenants.	Hearing: N/A	Status of Emergency: Signed with Act Number 21-0576; expires on March 19, 2017 Status of Temporary: Approved on Final Reading on December 20, 2016.	Signed Act (B21-0966): http://lims.dccouncil.us/Download/36933/B21-0966-SignedAct.pdf Enrolled bill (B21-0967): http://lims.dccouncil.us/Download/36934/B21-0967-Enrollment.pdf

Resolutions:						
PR21-0719 HCD	Rental Housing Commission Michael Spencer Confirmation Resolution of 2016	Mendelson at the request of the Mayor 5/4/16	A resolution to confirm the nomination of Michael Spencer to the Rental Housing Commission.	Hearing: 6/9/16	Approved with Resolution Number R21-0560 Effective from: 7/12/16	Enrolled Original: http://lims.dccouncil.us/Download/35786/PR21-0719-Enrollment.pdf
PR21-0720 HCD	Rental Housing Commission Diana Epps Confirmation Resolution of 2016	Mendelson at the request of the Mayor 5/4/16	A resolution to confirm the nomination of Diana Epps to the Rental Housing Commission.	Hearing: 6/9/16	Approved with Resolution Number R21-0561 Effective from: 7/12/16	Enrolled Original: http://lims.dccouncil.us/Download/35787/PR21-0720-Enrollment.pdf
PR21-1096 Retained by the Council	Sense of the Council Regarding Short-term Rental Accommodations Resolution of 2016	Nadeau 12/20/16	To declare the sense of the Council that the Zoning Commission should revise its use permissions relating to short-term rentals and the Department of Consumer and Regulatory Affairs should establish a business license for all short-term rentals.	Hearing: N/A	Passed: 12/20/16	Introduced bill: http://lims.dccouncil.us/Download/37023/PR21-1096-Introduction.pdf